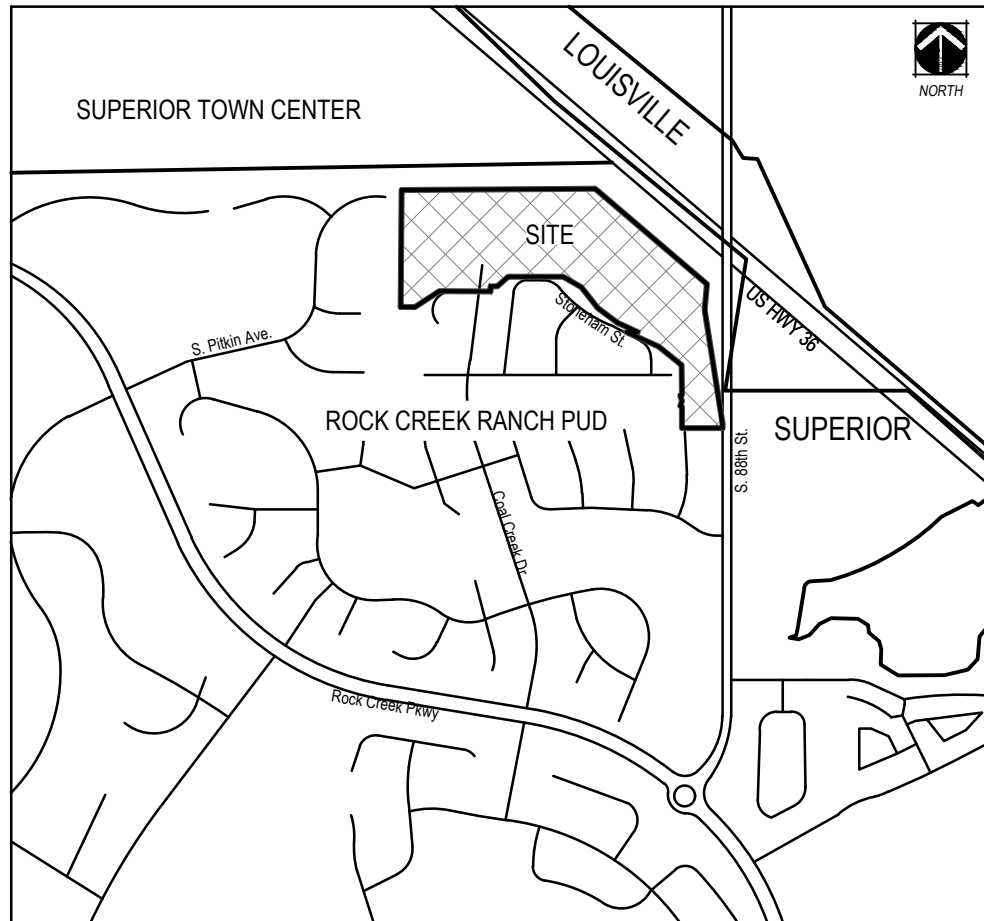


P.U.D. AMENDMENT NO. 24

ROCK CREEK RANCH FILING NO. 12A, SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

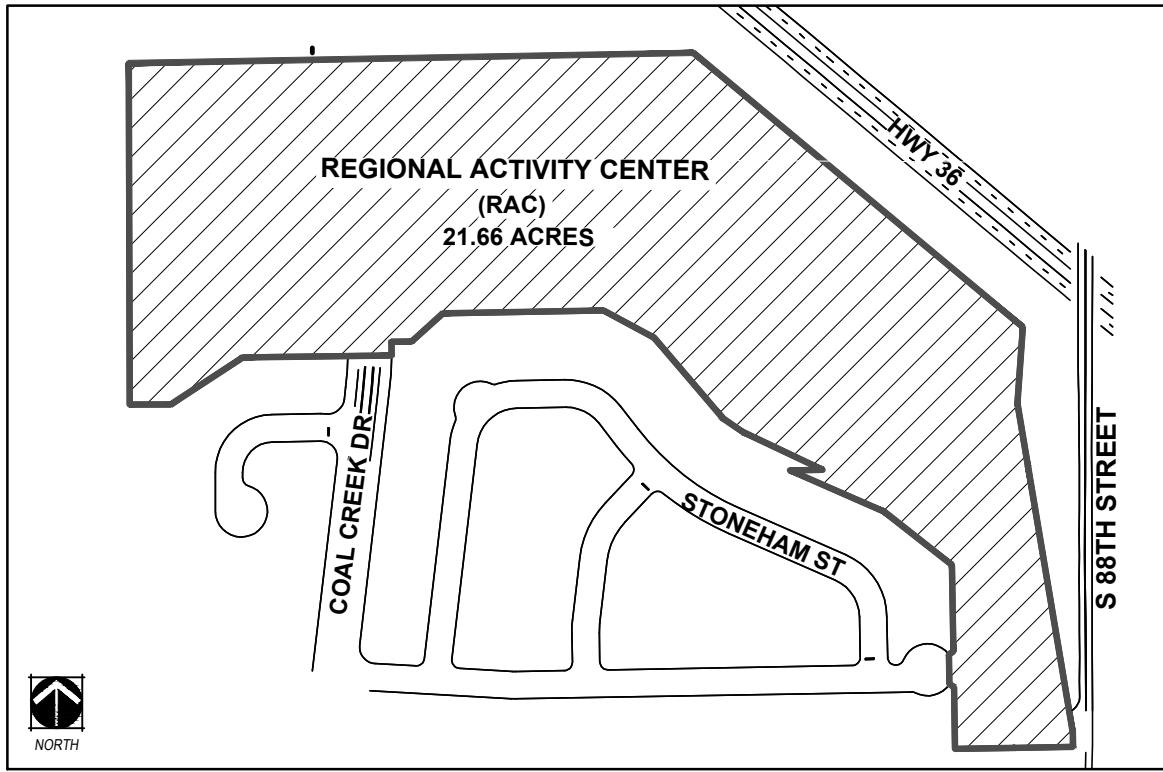
VICINITY MAP (NOT TO SCALE)



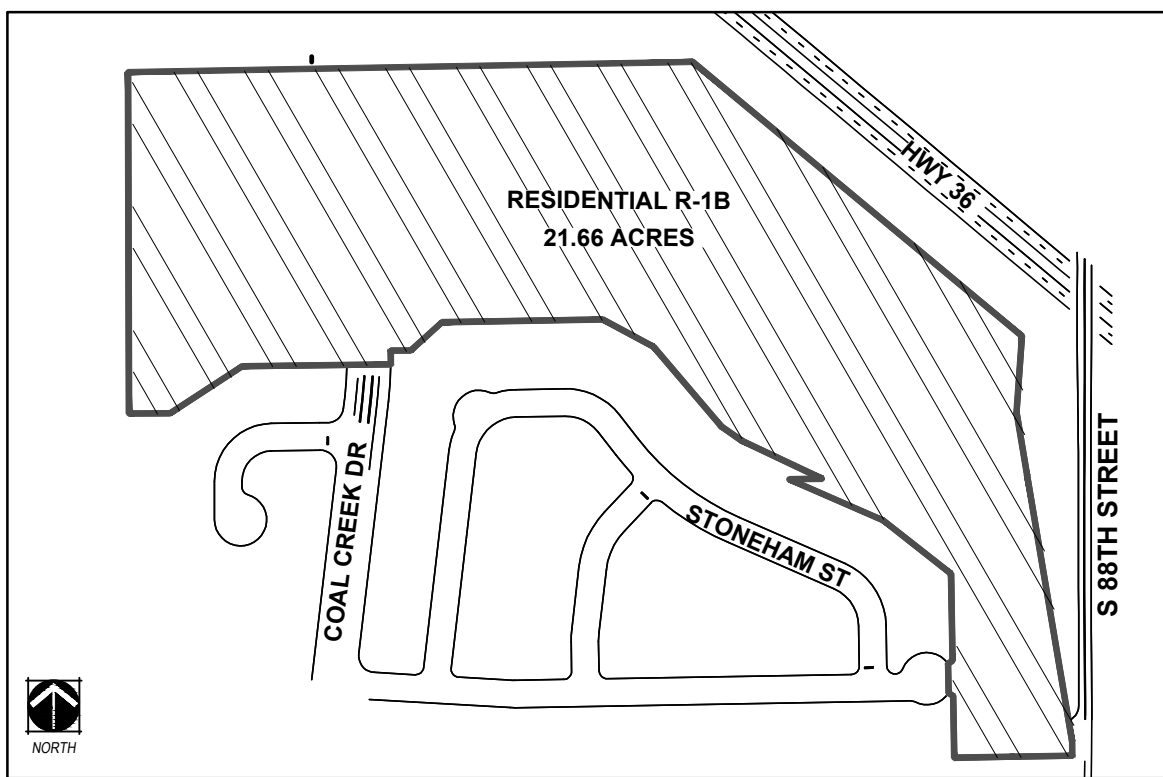
LEGAL DESCRIPTION

Rock Creek Ranch Filing No. 12

EXISTING ZONING (NOT TO SCALE)



AREA OF REZONE (NOT TO SCALE)



PURPOSE / INTENT

The area defined by this P.U.D. amendment is within Rock Creek Ranch Filing No. 12 and is to be rezoned to R-1B as defined within the Rock Creek Ranch Planned Development Final Development Plan. R-1B is characterized as moderate density residential permitting a variety of low to medium intensity residential development. This Amendment further refines this request and will only permit single-family and duplex residential uses at a max density of 2.9 du/ac.

PROPOSED ZONING

R-1B Zoning:
PUD Amend #24 limits permitted uses to single-family detached and duplex residential uses at a maximum density of 2.9 du/ac for this 21.66 acre parcel.

DEVELOPMENT STANDARDS:

	EXISTING PD STANDARD	PD AMEND #24 REQUIREMENT
MINIMUM OPEN SPACE:	45%	45%
MAXIMUM DENSITY:	8 DU/AC	2.9 DU/AC
MAXIMUM HEIGHT:	35'-0"	35'-0"
MINIMUM LOT SIZE:	N/A	4,750 SF
MINIMUM LOT WIDTH:	NONE	45'-0" ⁽¹⁾
MAXIMUM LOT COVERAGE: (STRUCTURE)	NONE	60%
BUILDING SETBACKS		
FRONT (FRONT-LOAD GARAGE):	20'-0" ⁽²⁾	20'-0"
FRONT (SIDE-LOAD GARAGE):	20'-0" ⁽²⁾	12'-0"
SIDE:	5'-0" ⁽²⁾	5'-0"
SIDE CORNER:	10'-0" ⁽²⁾	10'-0"
SIDE TO OPEN SPACE:	20'-0" ⁽²⁾	5'-0"
REAR:	20'-0" ⁽²⁾	15'-0"
REAR FROM OPEN SPACE:	20'-0" ⁽²⁾	15'-0"
FROM US 36:	NONE	N/A
PARKING		
PER UNIT:	NONE	2 BEDROOMS - 2 SPACES 3 BEDROOMS - 3 SPACES 4+ BEDROOMS - 3.5 SPACES + .25 SPACES/UNIT FOR GUEST PARKING

- (1) MINIMUM LOT WIDTH AS MEASURED AT FRONT SETBACK (SIDE-LOAD GARAGE)
(2) THE EXISTING PUD IS SILENT ON SETBACK REQUIREMENTS FOR SINGLE-FAMILY ATTACHED (DUPLEX) HOMES, THE EXISTING PUD REQUIREMENTS FOR SINGLE-FAMILY DETACHED HOMES ARE APPLIED AS THE EXISTING MINIMUM REQUIREMENT

LAND USE/DENSITY UNDER AMENDED ZONING			
EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOTAL DWELLING UNITS ALLOWED
PUD AMENDMENT 24 (RAC/R-1B)	2.9 DU/AC	21.665 - R-1B	62
PUD AMENDMENT 23 (RAC/R-2A)	14 DU/AC	13.597 TOTAL 7.196 - R-2A 6.401 - RAC	100 - R-2A
PUD AMENDMENT 22 (RAC)	0 DU/AC	13.597	0
TOTAL (P.U.D. AMENDMENT NO. 11)	-	141.2	1,3500
TOTAL (P.U.D. AMENDMENT NO. 10) (9)	-	0	0
TOTAL (SUB AREA 9 FILING 16)	-	48.96	86
TOTAL (SUB AREA 8 FILING 15)	-	88.16 (6)	259 (6)
TOTAL (SUB AREA 7 FILING 13)	-	37.5	260
TOTAL (P.U.D. AMENDMENT NO. 7)	-	36.94	296
TOTAL (P.U.D. AMENDMENT NO. 6)	-	47.63 (5)	161 (4)
TOTAL (P.U.D. AMENDMENT NO. 5)	-	42.65	0
TOTAL (SUB AREA 5 FILING 10 & 11)	-	49.73	333
TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2)	-	-2.3	-32
TOTAL (P.U.D. AMENDMENT NO. 4)	-	76.2	382
TOTAL (P.U.D. AMENDMENT NO. 3)	-	27.5 (3)	134
TOTAL (P.U.D. AMENDMENT NO. 2)	-	46.52 (5) (7)	417 (7)
TOTAL (P.U.D. AMENDMENT NO. 1)	-	225.6 (1)	1,233
CUMULATIVE TOTAL TO DATE		911.37	5,001

NOTES:

1. ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D. AMENDMENT NO. 4.
2. FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN NO. 10 INCLUDES 55.17 ACRES FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE.
3. 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D. AMENDMENT NO. 6. P.U.D. AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES.
4. 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET R.O.W. PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6.
5. 0.47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER SAP 5 (R-1B).
6. 36.94 ACRES UTILIZED, AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D. AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15.
7. 0.81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 9.
8. P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS.
9. P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS 0 ACRES.

LAND USE SUMMARY TO DATE				
LAND USE	ZONING DENSITY	ACRES	DU'S/GFA	PERCENT
MULTIFAMILY-RESIDENTIAL	R-2A	86.91	1,450 DU'S	10%
RESIDENTIAL (2) (5)	R-1B	412.39	1,653 DU'S	48%
COMMERCIAL (9)	CAC/RAC	7.2	-	<1%
OPEN SPACE (4) (6)	OS	250.52	N/A	29%
DISTRICT STREETS (ROW)	-	35.59	N/A	4%
RECREATION SITE	OS	7.1	N/A	1%
ELEMENTARY SCHOOL/PARK SITE	OS	13	N/A	2%
FUTURE DEV. AREA (3)	R-1B	50.28	N/A	5%
UTILITY EASEMENT/ SERVICE ACCESS	-	3.31	N/A	>1%
TOTALS		866.29	4,941 DU'S	100%

NOTES:

1. INCLUDES LAND USE DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22, 23, AND PROPOSED AMENDMENT 24.
2. INCLUDES 60.08 ACRES OF INTERNAL/LOCAL STREET R.O.W.
3. FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 ACRES IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9.
4. 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5. BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARDS SATISFYING THE OVERALL 25% OPEN SPACE REQUIREMENT OF THE ROCK CREEK FINAL DEVELOPMENT PLAN.
5. 3.76 ACRES HAVE BEEN DELETED FROM TOTAL RESIDENTIAL ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
6. 1.46 ACRES HAVE BEEN ADDED TO TOTAL OPEN SPACE ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
7. 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT NO. 4 DUE TO CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B.
8. ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE LAND USE ACREAGES WILL BE DEFINED IN SUB AREA PLANS AND FINAL PLAT SITE PLANS.
9. COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).

CERTIFICATE OF OWNERSHIP - PROPERTY OWNER

I certify that I _____, am the sole owner of the property and consent to this plan.
Executed this ____ day of _____, 20 ____.

Owners _____ Mortgagees or Lien Holders _____

The foregoing certificate of ownership was acknowledged before me this ____ day of _____, 20 ____., by _____.

My commission expires: _____
Notary Public

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR

I certify that I _____, am the sole owner of the property and consent to this plan.
Executed this ____ day of _____, 20 ____.

Owners _____ Mortgagees or Lien Holders _____

The foregoing certificate of ownership was acknowledged before me this ____ day of _____, 20 ____., by _____.

My commission expires: _____
Notary Public

BOARD OF TRUSTEES' CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
Witness my hand the corporate seal of the Town of Superior this ____ day of _____, 20 ____.

ATTEST:

Phyllis L. Hardin, Town Clerk _____ Mayor _____

PLANNING COMMISSION CERTIFICATE

Recommended approved this ____ day of _____, 20 ____., by the Town of Superior Planning Commission, Resolution No. PC ____ Series 20 ____.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was approved by the Board of Trustees by (Resolution/Ordinance) No. _____, Series 20 ____ on this ____ day of _____, 20 ____., and was filed in my office on the ____ day of _____, 20 ____., at ____ o'clock ____ m.

Town Clerk _____

COUNTY CLERK & RECORDER CERTIFICATE

State of Colorado _____)
County of Boulder _____) ss.

I hereby certify that this PUD Amendment was filed in my office on this ____ day of _____, 20 ____ A.D. and was recorded at reception NO. _____.

County Clerk and Recorder _____

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

I, _____, A duly registered professional land surveyor in the State of Colorado, do hereby certify that this PD Zoning Map truly and correctly represents the above described legal descriptions for each PD overlay zone district.

I attest the above on this ____ day of _____, 20 ____.

NAME _____
Colorado Professional Land Surveyor NO. _____



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

ROCK CREEK RANCH FILING NO. 12

PUD AMENDMENT NO. 24
TOWN OF SUPERIOR, STATE OF COLORADO

OWNER:

SUPERIOR ROCK CREEK LLC

DATE:

January 24, 2018
April 18, 2018
June 13, 2018

SHEET TITLE:

PUD AMENDMENT
NO. 24

SHEET 1 OF 1